



3 Finings Court, Burton-On-Trent, Staffordshire, DE14 3TZ

£695 PCM

AVAILABLE NOW - Scofield Stone are pleased to offer 'To Let' this well-presented modern first-floor one-bedroom apartment with great access to Burton Upon Trent town centre, and easy access to the A38/A50/M1. This property benefits from gas central heating and double glazing. A rear stairwell leads to a hallway where you will find this spacious apartment with open-plan living space, a bathroom, and a double bedroom. Also benefits from an enclosed veranda off the living space. There is also a secure entry phone system to allow access to visitors. EPC: C, (80) Council Tax Band A, Deposit: £800, which includes a deposit of £160.00.

3 Finings Court, Burton-On-Trent, Staffordshire, DE14 3TZ

Open Plan Living Space

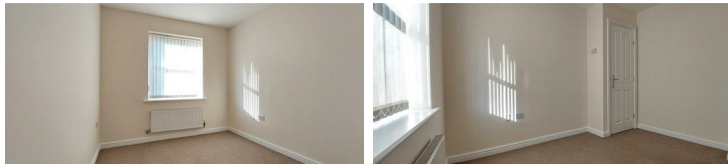
13'7" x 15'1" (4.145 x 4.609)



A well presented open plan living space for the Lounge and kitchen, the kitchen area has wooden effect vinyl flooring and neutrally decorated walls, with a series of wooden wall and base kitchen units and drawers with rounded end marble effect worktop, and upstands, stainless steel sink, half bowl and sink with mixer hot and cold taps and standard light fitting. Integrated electric hob, extractor hood, and oven. The lounge area is carpeted with sliding uPVC patio doors leading onto an enclosed outside balcony area. Radiator, door entry intercom handset, standard light fitting, and telephone and TV sockets.

Bedroom One

10'8" x 8'8" (3.271 x 2.655)



A good-sized bedroom with carpet to flooring and neutrally decorated, telephone socket, uPVC window, standard light fitting, and radiator. Built-in cupboard housing the central heating boiler.

Bathroom

8'1" x 4'10" (2.482 x 1.489)



A modern bathroom with an enclosed double shower cubical, mains connected shower, and white shower tray with glass sliding door, tiled from floor to ceiling, white bathroom suite comprises a basin with hot and cold taps and tiled backsplash to basin area and toilet. Obscured uPVC window, extractor fan, towel rail, and standard light fitting wooden flooring marble effect tiled flooring and neutrally decorated throughout.

Material Information

Verified Material Information

Monthly rent: £695

Security deposit: £800

Holding deposit: £160

Council Tax band: A

Tenure: Leasehold

Lease length: 106 years remaining (125 years from 2007)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

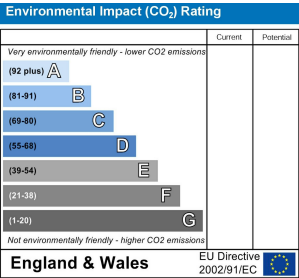
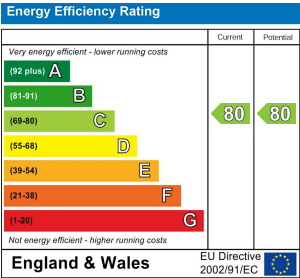
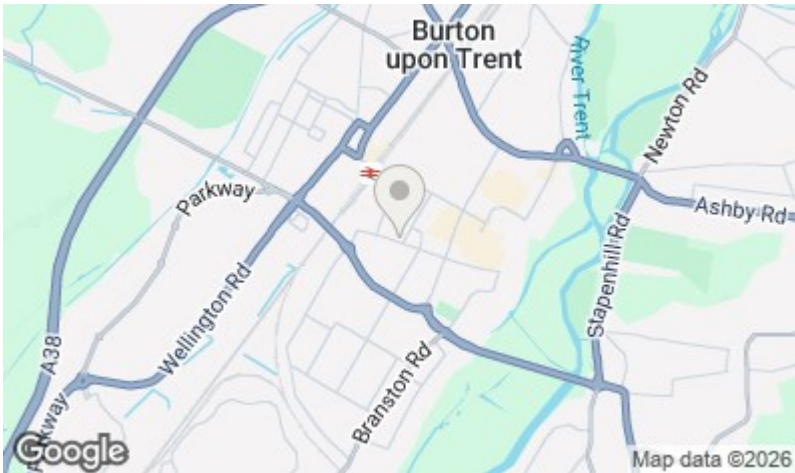
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words

[what3words:///tube.senior.bind](https://www.what3words.com/tube/senior/bind)

Disclaimer 03/2021 (Hilton)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980